

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON **MONDAY, JANUARY 31, 2022 AT 6:00 P.M.** IN THE SEABROOK
3 PUBLIC WORKS TRAINING ROOM, 1100 RED BLUFF ROAD, SEABROOK, TEXAS TO
4 DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE
5 AGENDA ITEMS LISTED BELOW.

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7 **BOARD MEMBERS PRESENT:**

8 PAUL R. DUNPHEY	CHAIRMAN
9 TERRY CHAPMAN	VICE-CHAIR
10 KEVIN FERGUSON	TREASURER
11 ERNIE DAVIS	SECRETARY
12 THOMAS KOLUPSKI	MAYOR
13 GARY BELL	MEMBER
14 JEFF LARSON	COUNCIL REPRESENTATIVE

15
16 **ALSO PRESENT WERE:**

17 GAYLE COOK	CITY MANAGER
18 STEVE WEATHERED	CITY/EDC ATTORNEY
19 PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
20 PAT PATEL	EDC COORDINATOR

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22 EDC Chair Paul Dunphey called the meeting to order at 6:00 p.m. and declared that a quorum
23 was present.

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25 **1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

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27 There were no public comments.
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30 **2. WORKSHOP**

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32 **2.1 The Seabrook Economic Development Corporation and staff will discuss**
33 **various short and long term economic development Capital Improvement**
34 **Projects (CIP) for Fiscal Years 2022 – 2026+ and funding partnerships with**
35 **the City of Seabrook.**

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37 Presentation made by EDC Director Paul Chavez, regarding the short and long term
38 economic development Capital Improvement Projects. He explained this CIP is a
39 planning tool for EDC, to be used as an ongoing discussion for upcoming projects as
40 potential EDC funding sources. The figures and timelines on the CIP list have been
41 pulled from the City's CIP, and has been kept on the list on an as-needed basis. All
42 figures and timelines are variable to change at any time.
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SEABROOK ECONOMIC DEVELOPMENT CORP CAPITAL IMPROVEMENT PROJECT SUMMARY									
			Implementation Year						
CIP #	PROJECT DESCRIPTION	Funding Partner / Drivers	PREVIOUS	FY22	FY23	FY24	FY25	FY26+	TOTALS
STREETS									
EDC1	STARBOARD ROAD (RED BLUFF EXTENSION)	Project Driven						\$ 2,744,093	\$ 2,744,093
EDC2	COMMERCIAL ROAD	Project Driven						\$ 4,392,067	\$ 4,392,067
WATER									
W02	SHIPYARDS WATER SERVICE PHASE 1	Project Driven						\$ 693,820	\$ 693,820
W03	SHIPYARDS WATER SERVICE PHASE 2	Project Driven						\$ 843,080	\$ 843,080
W22	COMMERCIAL ROAD - WATER LINE	Project Driven					\$ 43,329	\$ 333,300	\$ 376,629
W23	STARBOARD ROAD - WATER LINE	Project Driven					\$ 29,266	\$ 225,122	\$ 254,388
	WATER TANK RELOCATION AT REPSDORPH	EDC BOND	\$ 591,527	\$ 197,275	\$ 193,867	\$ 195,459	\$ 196,944	\$ 1,177,962	\$ 2,553,034
WASTEWATER									
WW02	SHIPYARDS SEWER SERVICE PHASE 1	Project Driven						\$ 1,460,763	\$ 1,460,763
WW03	SHIPYARDS SEWER SERVICE PHASE 2	Project Driven						\$ 682,500	\$ 682,500
WW07	RED BLUFF ROAD SANITARY SEWER EXTENSION	Project Driven						\$ 640,800	\$ 640,800
WW14	LIFT STATION NO. 5 FORCE MAIN IMPROVEMENTS	Project Driven					\$ 601,380		\$ 601,380
WW17	COMMERCIAL ROAD - WASTEWATER LINE	Project Driven					\$ 97,512	\$ 750,090	\$ 847,602
WW18	STARBOARD ROAD - WASTEWATER LINE	Project Driven					\$ 79,108	\$ 608,520	\$ 687,628
FACILITY PROJECTS									
FAC20	GATEWAY AND DIRECTIONAL SIGNAGE PROJECT	Comprehensive Master Plan			\$ 1,050,000				\$ 1,050,000
NATURAL GAS LINE									
	NATURAL GAS LINE EXT FOR SEABROOK MARINA	Project Driven		\$ 40,000					\$ 40,000
OLD SEABROOK LIVABLE CENTERS STUDY									
	MAIN STREET - PRELIMINARY ENGINEERING REPORT	Study Action Plan		\$ 200,000					\$ 200,000
	MAIN STREET - DESIGN	Study Action Plan			\$ 312,594				\$ 312,594
	MAIN STREET - EASEMENT ACQUISITION & CONSTRUCTION	Study Action Plan				\$ 2,110,010			\$ 2,110,010
	HARDESTY & MEYER - PRELIMINARY ENGINEERING REPORT	Study Action Plan				\$ 28,531			\$ 28,531
	H & M - DESIGN	Study Action Plan					\$ 73,628		\$ 73,628
	H & M - EASEMENT ACQUISITION & CONSTRUCTION	Study Action Plan						\$ 496,989	\$ 496,989
TOTAL COST PER YEAR			\$ 591,527	\$ 437,275	\$ 1,556,461	\$ 2,334,000	\$ 1,121,167	\$ 15,049,106	\$ 21,089,536

The EDC Board reviewed the CIP summary for EDC and discussed the following:

- The Board agreed not to take off/remove any of the proposed projects for EDC funding. There may be a willingness for EDC to participate.
- Starboard and Commercial Road projects – these projects would be developer driven, therefore the EDC would potentially help fund these projects if there were to be a Commercial developer interested in these sites.
- Seabrook Shipyard – this would be a developer driven project, Seabrook Shipyard currently has an active EDC incentive agreement in place pending a 7 year lease for a restaurant. Seabrook Shipyard natural gas line item needs to be brought back to the EDC Board as another potential incentive request and agreement, since this would be an owner driven project for a restaurant business.
- To add Repsdorph Circle detention/retention/drainage to the CIP projects list for potential EDC Funding – this would drive businesses to Seabrook
- To add NASA/Repsdorph drainage site to the CIP projects list for potential EDC Funding – this would also drive businesses to Seabrook.
- Gateway and directional signage project – since the SH146 highway construction is nearing completion, this project needs to be prioritized, therefore this project needs to be brought back to the EDC Board for review, true cost estimates, and funding. An RFP would be needed soon for the design fabrications for the gateway and signage project.
- Main Street/Old Seabrook Livable Center Study – The Main Street preliminary engineering report (PER) needs to be brought back to the EDC Board for review, true cost estimates and consideration of funding.

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84 Upon motion duly made, the meeting was adjourned at 7:41 p.m.
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87 APPROVED ON THE 10th DAY OF March 2022.
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91 Pat Patel
92 Pat Patel,
93 EDC Administrative Coordinator
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Paul Dunphey
Paul Dunphey, EDC Chairman